

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT
for November 12, 2003 PLANNING COMMISSION MEETING

P.A.S.: Comprehensive Plan Conformance #03011
Change of Zone #3425

PROPOSAL: To declare a tract of land adjacent to the Highlands Golf Course as surplus and change the zoning from P, Public to O-3, Office Park.

LOCATION: NW 12th north of W. Highland Boulevard.

LAND AREA: 5 acres, more or less.

CONCLUSION: In conformance with the Comprehensive Plan. The area is not necessary to accomplish the policies of the Comprehensive Plan. The area is shown as Public Open Space in the Comprehensive Plan, but the O-3, Office Park district is a natural extension of an adjacent zoning and appropriate for this location.

RECOMMENDATION:

Surplus Declaration:

In conformance with the Comprehensive Plan

Change of Zone:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: A portion of Lot 2, Highlands Coalition.

EXISTING ZONING: P, Public.

EXISTING LAND USE: Open space.

SURROUNDING LAND USE AND ZONING:

North:	Golf course	P, Public
South:	Undeveloped	O-3, Office Park
East:	Residential, church	R-3, Residential
West:	Golf Course	P, Public

HISTORY:

September 4, 2003 the Parks and Recreation Advisory Board Meeting determined the area is surplus to the needs of the golf course and decides to seek surplus status.

1993 Highlands Golf Course is opened.

1991 the land was acquired by the City of Lincoln for the development of an 18-hole golf course.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan indicates this area as public open space.

ANALYSIS:

1. This is an application to declare a tract of land adjacent to the Highlands Golf Course as surplus.
2. The Parks and Recreation Department indicated that the Parks and Recreation Department has no need for the land and would like to declare the area surplus and sell the land. The subject area is not occupied by the golf course area and is not needed for future expansion of the golf course.
3. The Parks and Recreation Department indicates that the Highlands area is adequately served by park and open space facilities and meets the requirements of the Comprehensive Plan.
4. The Parks and Recreation Department does not have a purchaser for the property.
5. The Parks and Recreation Department Advisory Board supports the request to declare this property surplus.
6. A meeting of the City Department Directors indicated that other departments do not need the land.
7. The area must be rezoned for future private development. The area to the south is zoned O-3, Office Park and is an appropriate zoning for the land proposed for surplus.

Prepared by:

Becky Horner
Planner

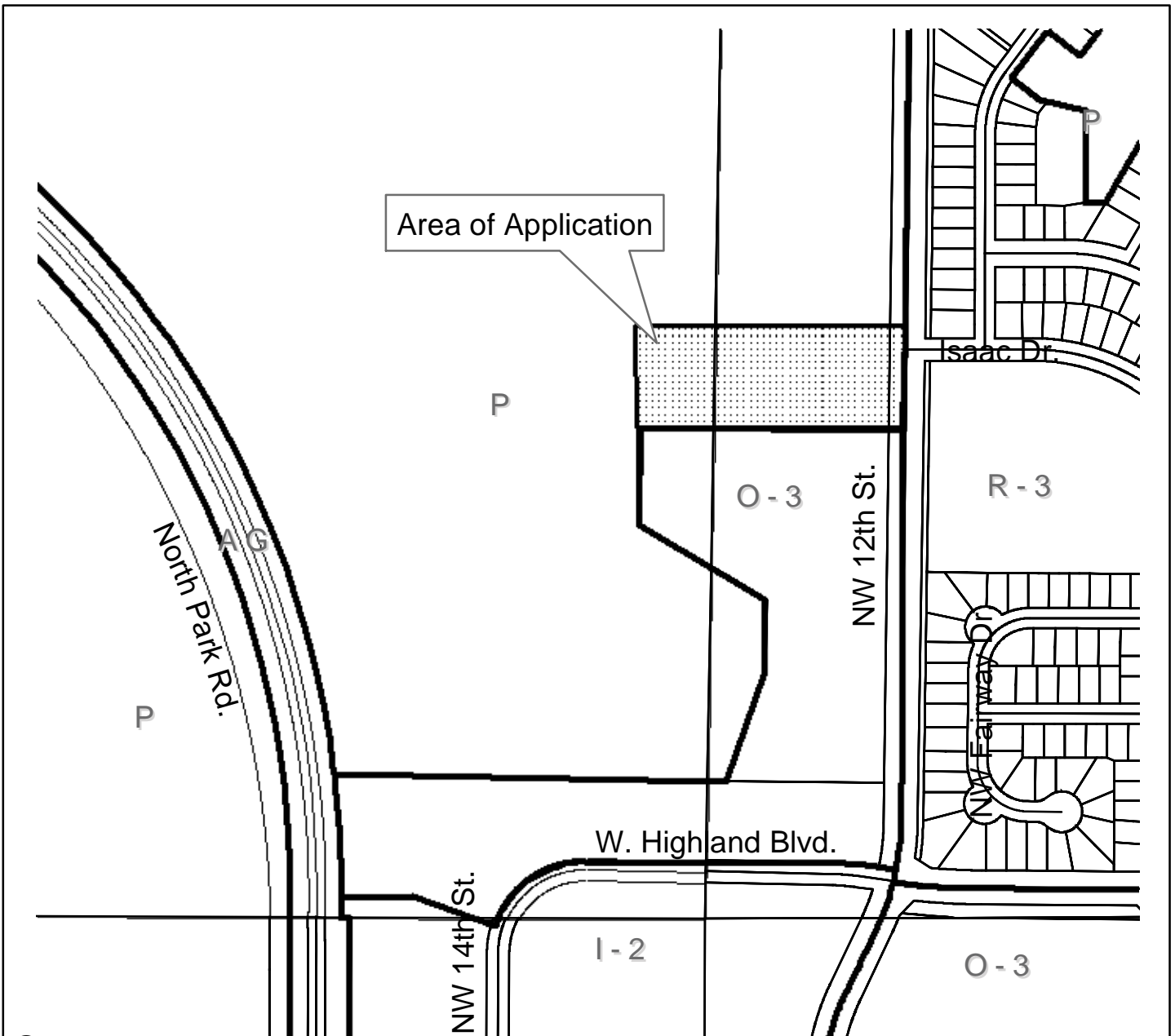
DATE: October 24, 2003

**APPLICANT
CONTACT &
OWNER:** Lynn Johnson, Parks and Recreation Department
City of Lincoln
2740 A Street
Lincoln, NE 68502
(402)441-784



Comp. Plan Conformance #03011
Change of Zone #3425
Highland Golf Course
Surplus Property

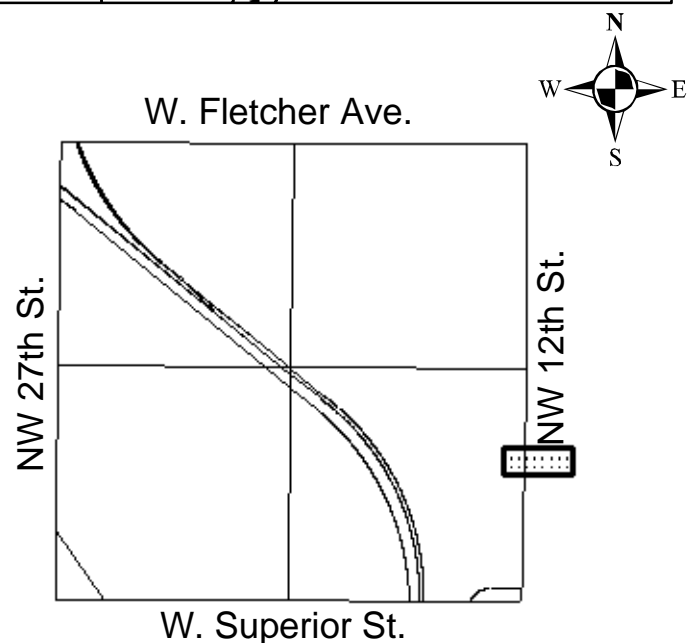
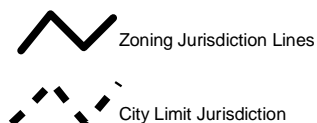




Comp. Plan Conformance #03011
Change of Zone #3425
Highland Golf Course
Surplus Property
Zoning:

One Square Mile
 Sec. 4 T10N R6E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



Memorandum

September 7, 2003

TO: Marvin Krout, Planning Director

FR: Lynn Johnson, Parks and Recreation Director



RE: Surplus Property at Highlands Golf Course

The purpose of this memo is to request review of the proposal for declaration of a five acre area at Highlands Golf Course as surplus for consistency with the Comprehensive Plan, and to assign zoning for private development of the subject area. The subject area is located in the southeastern area of Highlands Golf Course as depicted on Attachment A, and as described below:

A portion of Lot 2 Highlands Coalition beginning at the southeastern point of the lot having frontage on NW 12th Street, thence west 726.01 feet, thence north 300.0 feet, thence east 726.01 feet, thence south 300.0 feet to the point of beginning to comprise an area of 5.0 acres.

Background

The subject area was acquired by the City of Lincoln in 1991 for the development of an 18-hole municipal golf course. Subsequently Highlands Golf Course was developed, and opened for play in 1993. The subject area is located immediately south of the driving range, and east of the fairway of the Hole #1. The subject area is out of play on the golf course and is not needed for future development or expansion of the course.

The subject area is owned by the Golf enterprise fund. Proceeds from the proposed sale of the property would be retained within the golf fund, and used to assist in retiring the revenue bond issued for development of Highlands Golf Course.

Consistency with the Comprehensive Plan

The Lincoln/Lancaster County Comprehensive Plan states the intent to acquire and develop one neighborhood park of approximately eight to twelve acres in size (2 acres of neighborhood parkland per 1,000 residents) within each square mile of residential development. The

Highlands area is approximately one square mile in size. Highlands Park is a fully developed 11 acre neighborhood park adjoining Fredstrom Elementary School. In addition, Highlands South Park is a 33 acre greenway that includes a portion of the Highlands Loop Trail, two play fields and extensive areas of native plantings. Thus the Highlands area is adequately served by park and open space facilities.

Fire Station #14, 5435 NW 1st Street, is located approximately one mile east of the subject site. Loren Corey Elseley Library, 1530 Superior Street is located approximately two miles east of the subject site and serves the northwest quadrant of the City, including the Highlands area. Thus there is not a need for subject site to address other public service facility needs in the area.

Zoning

The subject area currently has a zoning designation of "P" (Public Use District). Zoning for private development of the site will need to be established. The adjoining property to the south has a zoning designation of "O-3" (Office Park District). This district is intended to consist of "a mixture of office and other types of compatible and complementary uses, and residential uses in suburban areas." Properties with an "O-3" zoning designation are to be located on arterial streets. This zoning district is intended to promote development with "an appealing atmosphere, stressing the quality of the environment." I would like to recommend that the subject area be zoned "O-3" consistent with the adjoining property to the south to encourage quality office park, or similar development, which is complementary to the adjoining premier municipal golf course facility.

Please phone me at 441-8265, or Steve Hiller at 441-8266 with questions. Thank you for your assistance.

M e m o r a n d u m

To: Becky Horner, Planning Department
From: Charles W. Baker, Public Works and Utilities *BWB*
Subject: Change of Zone #3425, Surplus Property at Highlands Golf Course
Date: October 29, 2003
cc: Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the request for the proposed Change of Zone and sale of surplus property in the area of Highlands Golf Course located west of Northwest 12th and Issac Drive. Public Works has the following comments:

- Public water and sewer will need to be extended to serve this area if it is to be developed as Office Zoning. The closest water main is a 6" in Issac Drive along with sewer manholes. Office Zoning will require an 8" water main.
- Potential drive access to this property must be at the Issac Drive intersection of Northwest 12th Street.

